TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

# Desert Hills Townhomes HOA

**STATUS: PARTIAL PUBLIC CRAWL - FULL 3-TIER PACKET NEEDED FOR VERIFICATION**

## Jurisdiction & Statutory Baseline: Utah (Utah Code Title 57 Ch. 8a & Ch. 8) & Federal HOA Law

Public Files Scanned: 1 PDF(s) (Recorded Desert Hills Dec, Bylaws and Articles) · Clauses Parsed: 322

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Recorded Desert Hills Dec, Bylaws and Articles, 322 clauses parsed) for Desert Hills Townhomes HOA. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under Utah Code Title 57 Ch. 8a & Ch. 8 requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

### 3 Unverified Statutory Risk Areas to Check in Desert Hills Townhomes HOA:

1. Fines, Suspensions & Hearing Due Process (Utah Code Title 57 Ch. 8a & Ch. 8): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (Utah Code Title 57 Ch. 8a & Ch. 8): Verify secret-ballot/proxy rules, open board meeting notice windows, and statutory owner records-inspection rights.
3. Federal Preemption & Rules-vs.-Declaration Hierarchy (47 C.F.R. Sec. 1.4000 & FHA): Verify standalone Board/ARC rules do not exceed recorded CC&R authority or restrict protected antennas, solar, or assistance animals.

**Upload up to 10 governing PDFs for a full Crystal AI Audit at https://www.truehoa.app/crystal**